

**PART 2.106 - R2-39 ZONE, BAY RESIDENTIAL DISTRICT**

Uses	1	All of the uses permitted in the R-2 Zone, Two Family Dwelling District, are permitted in this Zone.
Lot area	2	A <u>lot</u> must have <ul style="list-style-type: none"> <li>(a) an <u>area</u> of at least 760 m<sup>2</sup>;</li> <li>(b) a <u>width</u> of at least 19 m.</li> </ul>
Number of Buildings and Dwelling Units	3	A <u>lot</u> may contain only 2 <u>buildings</u> and 4 <u>dwelling units</u> .
Height	4	The <u>height</u> of a <u>building</u> must not exceed <ul style="list-style-type: none"> <li>(a) 8.5 m nor 2 ½ <u>storeys</u> if it exists on the date of adoption of this Bylaw, and is located on the east part of its <u>lot</u>;</li> <li>(b) 6 m nor 2 <u>storeys</u> if it is located on the west part of its <u>lot</u>.</li> </ul>
Floor Area	5	<u>Total floor area</u> must not exceed 400 m <sup>2</sup> .
Floor space ratio	6	Floor space ratio must not exceed 0.52 to 1.
Lot coverage	7	<u>Site coverage</u> must not exceed 30%.
Open space	8	<u>Open site space</u> must be at least 60%.
Siting	9	<u>Buildings</u> must be located at least 1.8 m apart.
Setbacks	10	The <u>setback</u> must be at least <ul style="list-style-type: none"> <li>(a) 4 m from Bay Street;</li> <li>(b) 2.4 m from Henry Street;</li> <li>(c) 3 m from a <u>rear lot line</u>;</li> <li>(d) 1.5 m from a south <u>lot line</u>.</li> </ul>
Parking	11	A <u>lot</u> must contain at least 4 parking spaces.
General regulations	12	Except as provided in this Part, the regulations applicable in the R-2 Zone, Two Family Dwelling District apply in this Zone.